





**£325,000**

Tucked away within a quiet cul-de-sac location this three bedroom family home has many benefits including two reception rooms, kitchen, family bathroom and additional downstairs cloakroom, garden, driveway parking and garage.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin, radiator.

## LOUNGE

Double glazed window to front aspect, double glazed sliding door to rear. Two radiators, electric feature fireplace, stairs rising to first floor.

## CONSERVATORY

Double glazed windows to side and rear aspects, double glazed double doors to side. Radiator, space for fridge freezer.

## KITCHEN

Fitted with a range of wall-mounted and floor standing units with work surface over, stainless steel sink unit with mixer tap and drainer, space for cooker with extractor fan over, plumbing for washing machine, space for dishwasher.

## LANDING

Access to loft space, doors to bedrooms and bathroom, radiator.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, airing cupboard housing wall-mounted combi boiler, heated towel rail.

## OUTSIDE

## GARAGE/PARKING

Garage with metal up and over door, power and lighting. Driveway parking for two cars.

## FRONT GARDEN

Hardstanding pathway leading to front door.

## REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, gated side access, flower and shrub beds, cold water tap, outside light.

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



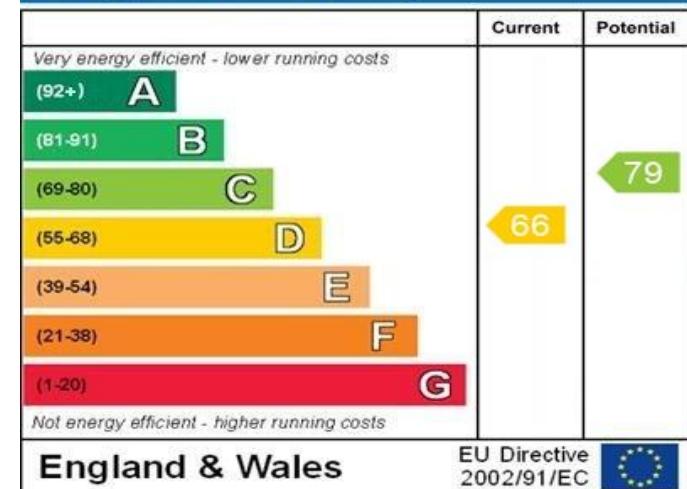
TOTAL FLOOR AREA : 931 sq.ft. (85.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating



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